

**From:** Danny Aleshire <danny.aleshire@awattorneys.com>  
**Sent time:** 10/16/2019 03:12:29 PM  
**To:** Jill Martin <jmartin@trumpnational.com>  
**Cc:** Salim Sawaya (selim@sawayaeng.com) <selim@sawayaeng.com>; Ara Mihranian; Amy Seeraty; Ron Dragoo  
**Subject:** RE: Trump LA - Tract 50666  
**Attachments:** RPV\_Trump - Amendment to Offer of Dedication for fee title.docx

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Thanks Jill.

My understanding all along (since January at least) was this Exhibit E is an exhibit to an Amendment that we all need to execute. The last draft of the actual Amendment that this Exhibit E document will be attached to is shown attached. The attached draft contains my revisions to the Coastal Commission's revised draft. I asked Boyd if he had any further comments, but did not receive a response. I'm not sure if this revised draft has been provided to the Coastal Commission for review. If not, I will pass it along to them.

Best,  
Danny

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**From:** Jill Martin [mailto:jmartin@trumpnational.com]  
**Sent:** Wednesday, October 16, 2019 9:53 AM  
**To:** 'Ara Mihranian (aram@rpvca.gov)'; 'Amy Seeraty'; RonD@rpvca.gov  
**Cc:** 'Salim Sawaya (selim@sawayaeng.com)'; Danny Aleshire  
**Subject:** Trump LA - Tract 50666

Hi Ara, Amy, and Ron,

We have been working with Coastal for the last several months on preparing a draft Exhibit E to the Offer to Dedicate. We have finally received approval from Coastal on the attached. I believe the next step is for the City to review and have the City Council approve the Exhibit as a Consent Item. We are hopeful to get this done as quickly as possible so that we can have it recorded. Following the recordation and receipt of the updated title report, we plan to re-submit the final map for both Coastal and City review and sign off (and we would like to have this review done simultaneously if the City is amenable).

We know the City is anxious for us to begin our improvements to the property, and we too are anxious to keep the project moving. With that in mind and to make sure we are all on the same page, if you could confirm the above series of actions and timing on getting the Exhibit approved, I would appreciate it.

If you have any questions, or would like to discuss, please do not hesitate to contact me.

Best regards,

*Jill A. Martin*

Executive Vice President & Chief Compliance Counsel  
The Trump Organization  
c/o Trump National Golf Club Los Angeles  
One Trump National Dr.  
Rancho Palos Verdes, CA 90275  
Tel: 310-303-3225

RECORDING REQUESTED BY &  
WHEN RECORDED MAIL TO:  
CALIFORNIA COASTAL COMMISSION  
725 Front Street, Suite 300  
Santa Cruz, California 95060-4508  
Attn: Legal Division

STATE OF CALIFORNIA OFFICIAL BUSINESS  
Document entitled to free recordation  
pursuant to Government Code Section 27383  
APNs: 7564-021-024, 025 [note: do these  
need to be updated?]  
CDP: A-5-RPV-93-005

## AMENDMENT TO FEE TITLE DEDICATION

This AMENDMENT TO FEE TITLE DEDICATION (this “Amendment”) is made by VH Property Corp., a Delaware corporation, and VHPS LLC, a Delaware limited liability company (collectively, as the successors-in-interest to the original grantor (as defined below) as the “Grantor”) and is acknowledged and agreed to by the City of Rancho Palos Verdes, a municipal corporation (the “Grantee”).

### RECITALS

A. Ocean Trails, L.P., the “original grantor”, applied to the California Coastal Commission (the “Commission”) for a coastal development permit, and on April 15, 1993, the Commission approved Coastal Development Permit Number A-5-RPV-93-005 (as amended from time to time, the “Permit”) subject to certain terms and conditions, including a condition (the “Condition”) requiring the fee title dedication of certain real property as described in the Permit.

B. The original grantor elected to comply with the Condition by executing that certain Irrevocable Offer to Dedicate Fee Title, which was recorded on December 19, 1997 as Instrument Number 97-1999961 (the “Original Offer to Dedicate”) in the Official Records of Los Angeles County (the “Official Records”), by which the original grantor made an irrevocable offer to dedicate fee title of certain real property owned by original grantor to any agency of the State of California, a political subdivision, or a private association acceptable to the Executive Director of the Commission.

C. The Original Offer to Dedicate was amended and restated pursuant to that certain Amended and Restated Irrevocable Offer to Dedicate Fee Title, made by original grantor, which was recorded in the Official Records on October 17, 2000 as Instrument No. 2000-1613039 (the “Restated Offer”), and was subsequently amended pursuant to

that certain Amendment to Documents, made by original grantor, which was recorded in the Official Records on October 23, 2000 as Instrument No. 00-1649980, respectively (collectively, the “Amended Offer to Dedicate”).

D. Following the recordation of the Amended Offer to Dedicate, the Grantor acquired all of the original grantor’s interest in the real property subject to the Amended Offer to Dedicate.

E. Following the Commission’s Executive Director’s approval of the Grantee to accept and take title to the property dedicated under the Amended Offer to Dedicate, the Grantee accepted fee title to the Dedicated Property (as defined in the Restated Offer) by accepting the Amended Offer to Dedicate pursuant to that certain Certificate of Acceptance (Irrevocable Offer to Dedicate Fee Title), which was recorded in the Official Records on November 6, 2018 as Instrument No. 20181122132 (the “Certificate of Acceptance”), as shown attached hereto as Exhibit “A” and incorporated herein by this reference.

F. The Commission acknowledged and agreed to the Grantee’s execution and recordation of the Certificate of Acceptance subject to certain terms and conditions as set forth in the Acknowledgment of Offer to Dedicate Fee Title Acceptance and Agreement (the “Acknowledgement”) executed by the Commission and the Grantee, which was attached to and incorporated within the Certificate of Acceptance and recorded in the Official Records together with the Certificate of Acceptance.

G. Both the Amended Offer to Dedicate and the Certificate of Acceptance contained a general depiction of the Dedicated Property accepted by the Grantee, as shown on Exhibit “E” of the Restated Offer.

H. A legal description/depiction sufficient to particularly describe and/or depict the currently accepted boundaries of the Dedicated Property was not attached to the Amended Offer to Dedicate or to the Certificate of Acceptance.

I. The Grantor and Grantee have determined that a legal description of the real property intended to be dedicated to and accepted by the Grantee is necessary to more accurately depict the accepted boundaries of the property so transferred and make other agreed to adjustments, as shown on Exhibit “B” attached hereto and incorporated herein by this reference.

J. The City Council of the City of Rancho Palos Verdes has approved this Amendment and its attached Exhibit “B” at a duly noticed public meeting of the City Council held on April 2, 2019, and the Grantee hereby acknowledges and agrees that the Certificate of Acceptance shall be amended in accordance with the terms of this Amendment.

NOW THEREFORE, in consideration of the above and of the mutual benefit and conditions set forth herein, the parties hereto agree:

1. The parties agree that the Restated Offer is hereby amended by replacing the contents of "Exhibit E Dedicated Property" with the contents of Exhibit "B" attached hereto and incorporated herein by this reference. The parties further agree that Exhibit "E" of the Restated Offer, which was also contained within the Certificate of Acceptance shall be deleted and replaced with the contents of Exhibit "B" attached hereto.

2. Grantee, for itself and its successors and assigns, hereby covenants and agrees that the Acknowledgement attached to the Certificate of Acceptance, is hereby incorporated within this Amendment, and the terms and conditions of the Acknowledgment shall equally and fully apply to this Amendment and to the Dedicated Property as amended by this Amendment.

3. The parties agree that the Recitals set forth above are true and correct and are hereby incorporated within this Amendment by this reference.

4. This Amendment may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

Except as expressly modified herein, the terms and provisions of the Amended Offer to Dedicate, the Certificate of Acceptance and the Acknowledgment shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

This Amendment is hereby executed by the parties as of the date set forth below.

Dated: \_\_\_\_\_, 2019

VH PROPERTY CORP., a Delaware corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Print name of above  
Title: \_\_\_\_\_

VHPS LLC, a Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Print name of above  
Title: \_\_\_\_\_

**ACKNOWLEDGED AND AGREED TO BY:**

CITY OF RANCHO PALOS VERDES,  
a California municipal corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Print name of above  
Title: \_\_\_\_\_

[SEE FOLLOWING PAGES FOR NOTARY ACKNOWLEDGEMENTS]

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

ACKNOWLEDGEMENT OF AMENDMENT TO FEE TITLE DEDICATION

This is to certify that the Amendment to Fee Title Dedication to which this acknowledgment is attached is hereby acknowledged and approved by the undersigned officer on behalf of the California Coastal Commission (“Commission”) pursuant to authority conferred by the Commission when it granted Coastal Development Permit Amendment No. A-5-RPV-93-005-A21, and the Commission consents to the recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_, 2019

CALIFORNIA COASTAL COMMISSION

\_\_\_\_\_  
Karla Galvez, Staff Counsel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

On \_\_\_\_\_, before me, JEFF G. STABEN-MIHALEK, Notary Public, personally appeared KARLA GALVEZ, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

**EXHIBIT “A”**  
**Certificate of Acceptance**  
[Attached]

**EXHIBIT “B”**

**Revised Exhibit E Dedicated Property**

[Attached]